

TBILISI HILLS





TBILISI HILLS





## **TBILISI HILLS Golf & Residences**

**Tbilisi Hills Golf & Residences – is the largest, innovative and prestigious project, which has no analogues in the residential real estate market in Georgia.**

Tbilisi Hills is a completely new, full-fledged space for real estate development surrounded by the green environment. Located in south-east of Tbilisi municipality it offers new heights of style and quality to its clients.

Most prominent part of Tbilisi Hills is its world class 18-hole golf course developed by renowned TilanderGolf Design (Finland), stretching over 110 hectares. Aptly designed golf course with stunning views will be able to host fans of this elite sport from around the world.

18-hole world class golf course with total area of 110 ha with fully equipped golf academy and club facilities.

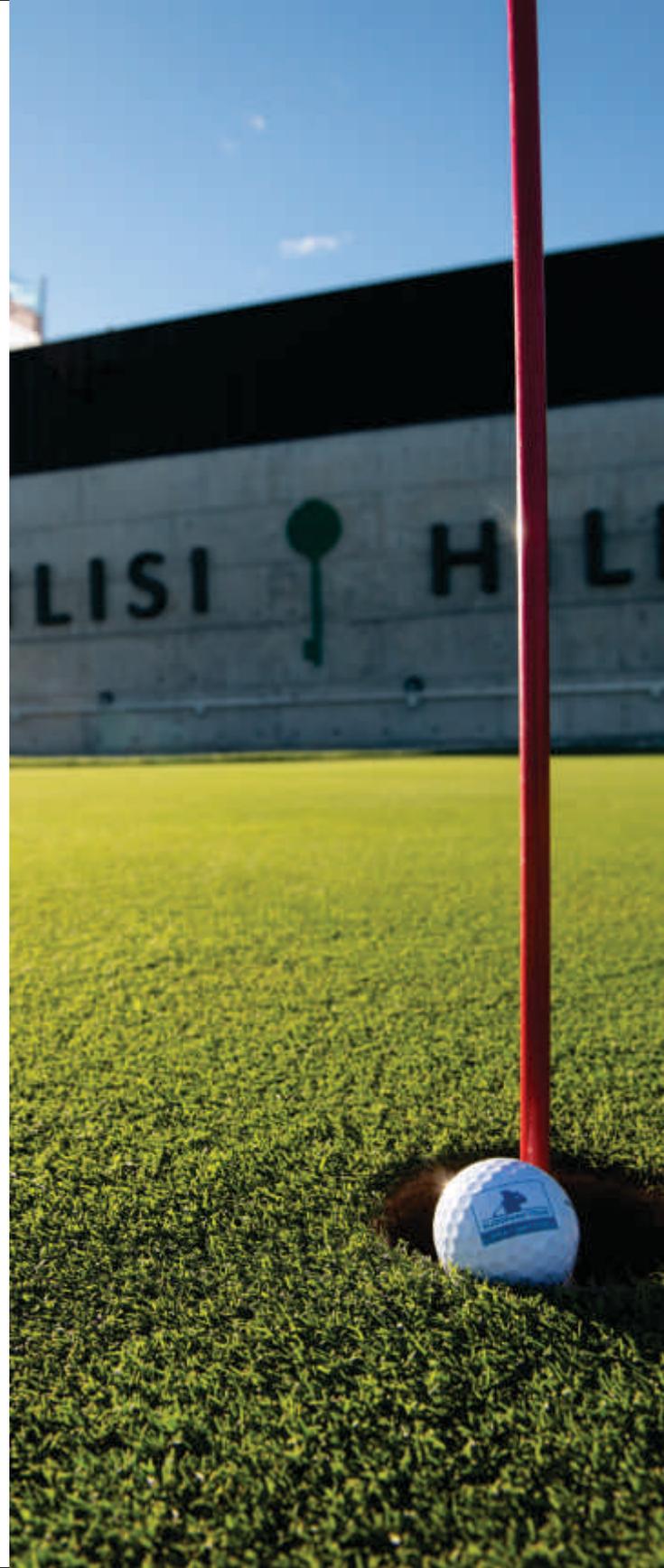
Most of the territory is occupied by private houses, apartments and villas.

# TBILISI HILLS

## Golf & Residences

The area of Tbilisi Hills Golf & Residences occupies 331 hectares. Upon completion of the construction, the project is designed for 3000 keys. In 2018, sector C1 is put to sale, offering a choice of 44 parcels of land. In the same year, construction of a building designed for 54 apartments, 8 townhouses and 15 private houses with spacious household plots and swimming pools will start.

TBILISI HILLS





## PLAY GOLF

### GOLF COURSE & TRAINING FACILITIES

Tbilisi Hills Golf Course is located at the foot of the Caucasus mountains, just half an hour of the old town of Tbilisi.

The cornerstone of Lassi Pekka Tilander's design philosophy is to create new and still respect classic golf design traditions. At best, the course and the surrounding nature is combined seamlessly.

The outstanding architecture of the Driving Range makes every training special. Enjoy open and roofed tee boxes as well as short game trainings areas

### COURSE RATING

Created for beginners and players of all ages, the **GREEN** tee box is also perfect for your first time on a Golf Course. The slightly shorter course from this tee box allows you even to hit a few holes in regulation – a big experience for the new golfer! Also our senior players will be happy to use this tee box from time to time, although your handicap of course will be pretty low from here!

**MEN:** 4575 Meters, Par 69, CR: 65,5, Slope: 116

**WOMEN:** 4575 Meters, Par 71, CR: 70,3, Slope: 128

Our **WHITE** tee box is meant to be the ladies standard tee, but also suitable for higher handicap men-players looking to complete a fair 18-hole score.

**MEN:** 5188 Meters, Par 71, CR: 69,0, Slope: 126

**WOMEN:** 5188 Meters, Par 72, CR: 74,2, Slope: 136

The **SILVER** tee box is the standard tee box for men – and the back tee for our ladies with a recommended handicap of 18 and better. The Course is getting pretty narrow from here and already much longer as from the front tees – so be careful where you hit your balls!

**MEN:** 5734 Meters, Par 72, CR: 71,8, Slope: 133

**WOMEN:** 5734 Meters, Par 72, CR: 77,7, Slope: 142

The **GOLD** tee box is the back tee (championship tee) for the single handicap playing men. This is the real challenge, and you need to be in excellent form to succeed this level of playing. Our members and guests will experience from this tee box what it means to compete on an international Championship Golf Course – safe your score!

**MEN:** 6223 Meters, Par 72, CR: 73,9, Slope: 139

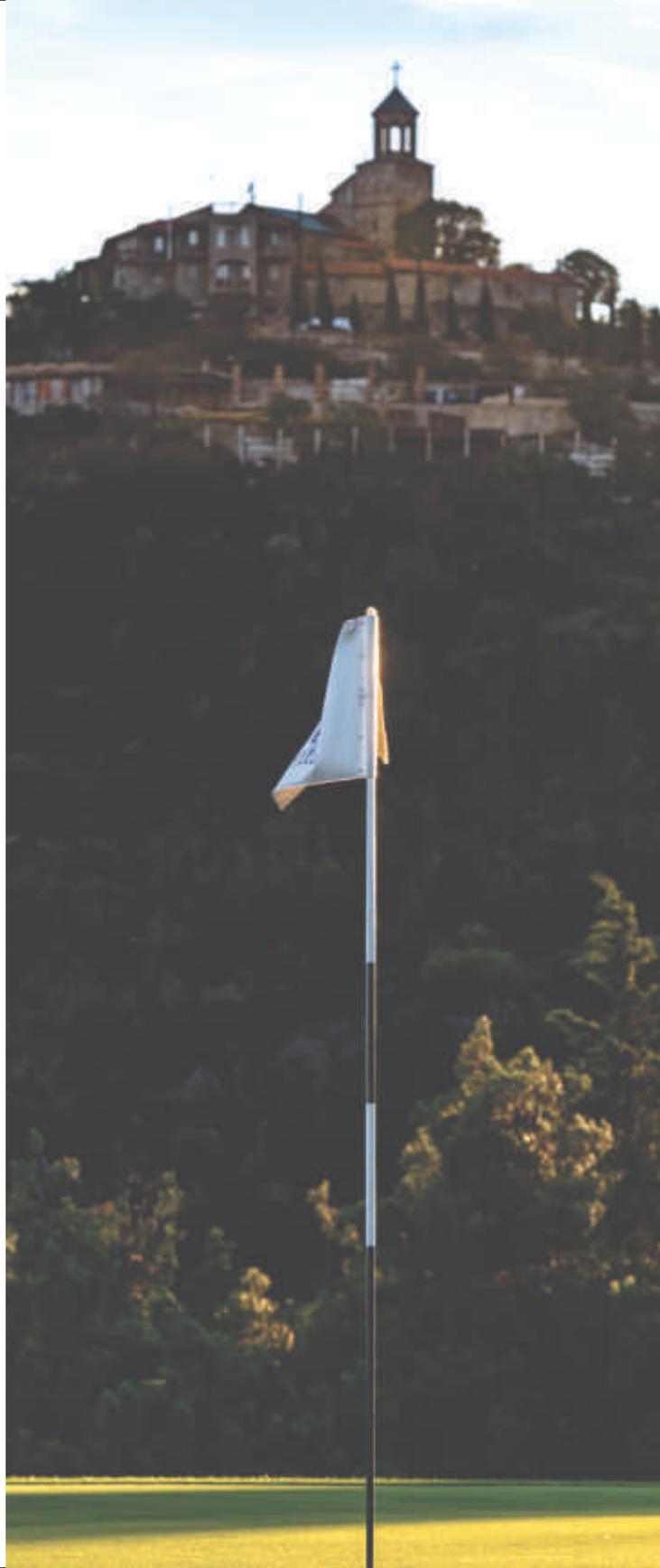
### **BECOME PART OF IT**

Selected tournaments and events are taking place all over the year. Enjoy the advantages of

**EUROPEAN TOUR DESTINATIONS** worldwide.

Become as a member part of it - join the Tbilisi Hills Golf Community!

TBILISI HILLS





## LEARN GOLF

The Golf Academy offers a complete program, well structured for beginners as well as for professionals.

You want to improve your golf game? Choose from the wide range of courses like “Short Game”, “Established Golfer”, “Intensive” and “On Course – during a golf round” or just with individual lessons.

Beginners will find our “Green Card Course”, where they will learn everything about the golf game incl. rules and etiquette.

In the special Kids Courses the game becomes an adventure and children benefit from all the advantages golf offers – anyone can play: one doesn't have to be lean, strong or fast to play golf. Golf champions come in all shapes and sizes. Unlike most other sports, you can enjoy golf your entire life. Have FUN in a positive environment, be outdoors enjoying nature and learn new skills, both physical and mental, make new friends and discover new opportunities.

And if your association or company is looking for a new Team Building attraction – **welcome to our Incentive Courses!**





**Tbilisi**, in some countries also still known by its pre-1936 international designation Tiflis, is the capital and the largest city of Georgia, lying on the banks of the Kura River with a population of approximately 1,5 million people. Founded in the 5th century AD by Vakhtang I of Iberia, since then Tbilisi served as the capital of various Georgian kingdoms and republics. Between 1801 and 1917, then part of the Russian Empire, Tbilisi was the seat of the Imperial Viceroy, governing both Southern and Northern Caucasus.

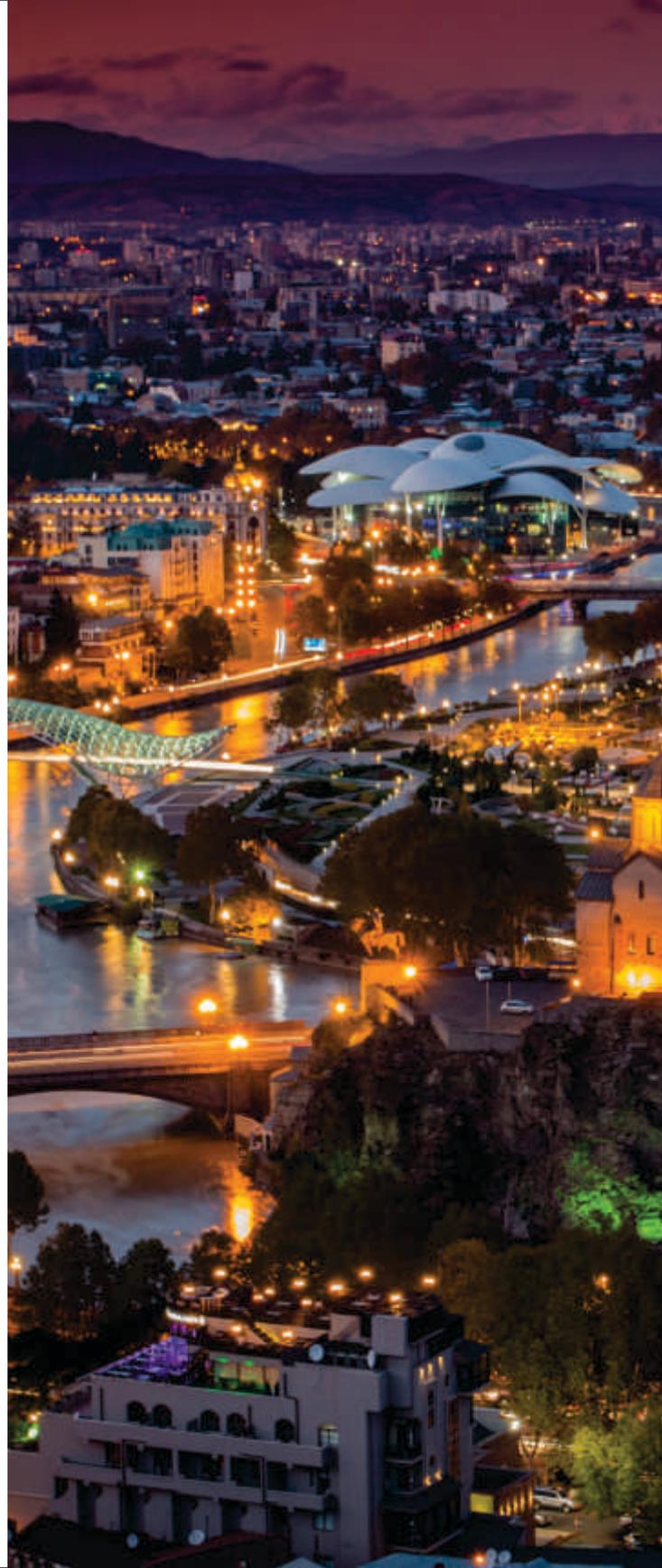
Because of its location on the crossroads between Europe and Asia, and its proximity to the lucrative Silk Road, throughout history Tbilisi was a point of contention among various global powers. The city's location to this day ensures its position as an important transit route for various energy and trade projects. Tbilisi's diverse history is reflected in its architecture, which is a mix of medieval, neoclassical, Beaux Arts, Art Nouveau, Stalinist and the Modern structures.

Historically, Tbilisi has been home to people of multiple cultural, ethnic, and religious backgrounds, though it is currently overwhelmingly Eastern Orthodox Christian. Its notable tourist destinations include cathedrals Sameba and Sioni, Freedom Square, Rustaveli Avenue and Agmashenebeli Avenue, medieval Narikala Fortress, the pseudo-Moorish Opera Theater, and the Georgian National Museum.

Beyond traditional attractions, Tbilisi has developed burgeoning nightclub culture which started to attract international media attention in the 2010s. The leading clubs such as Bassiani, Mtkvarze, Khidi, and Café Gallery have featured major international DJs as well as local performers.

But what exactly is it about this tiny Caucasian country with a total population just under four million that's causing not just the most curious of travelers, but travelers of all kinds, to flock there? Well, it could be the stylish new hotels that have popped up in the city. Or the country's pro-Western mentality that has moved them in a more global direction (Georgia is a member of the UN and the Council of Europe), even leading to the recent legalization of the consumption of marijuana. Or it could be their 8 000 year old winemaking techniques. Or maybe it's the chacha. Oh, the chacha.

While one can't be exactly sure, whatever it is, it's making Tbilisi one of the most exciting cities to visit.





**Georgia** is one of the oldest wine regions in the world. The fertile valleys and protective slopes of the Transcaucasia were home to grapevine cultivation and neolithic wine production (Georgian: ღვინო) for at least 8000 years. Due to the many millennia of wine in Georgian history and its prominent economic role, the traditions of wine are considered entwined with and inseparable from the national identity.

Among the best-known Georgian wine regions are Kakheti (further divided into the micro-regions of Telavi and Kvareli), Kartli, Imereti, Racha-Lechkhumi and Kvemo Svaneti, Adjara and Abkhazia.

UNESCO added the ancient traditional Georgian winemaking method using the Kvevri clay jars to the UNESCO Intangible Cultural Heritage Lists.

And while the city is going through an exciting transition, some things will never change. Like the way they've been making wine for 8 000 years.







# SCORE CARD

Player \_\_\_\_\_ HCP \_\_\_\_\_ Playing HCP \_\_\_\_\_ Date \_\_\_\_\_

Marker \_\_\_\_\_ Game \_\_\_\_\_

HOLE	S.I.	GOLD	SILVER	PAR	WHITE	PAR GENTS   LADIES	GREEN	PAR GENTS   LADIES	+/-	PLA YER			
1	7	488	466	5	428	5	376	4   5					
2	9	349	326	4	282	4	256	4					
3	13	164	147	3	133	3	113	3					
4	11	343	330	4	286	4	263	4					
5	1	402	387	4	355	4	324	4					
6	17	343	301	4	278	4	249	4					
7	3	504	457	5	413	5	370	4   5					
8	5	386	324	4	309	4	275	4					
9	15	136	120	3	105	3	88	3					
<b>1-9</b>		<b>3115</b>	<b>2858</b>	<b>36</b>	<b>2589</b>	<b>36</b>	<b>2314</b>	<b>34   36</b>					
10	6	567	525	5	469	5	419	5					
11	10	220	195	3	170	3	152	3					
12	12	364	333	4	307	4	262	4					
13	16	178	148	3	129	3	111	3					
14	8	445	418	5	369	4   5	337	4					
15	18	150	130	3	110	3	93	3					
16	2	456	440	5	419	5	333	5					
17	14	332	313	4	272	4	239	4					
18	4	396	374	4	354	4	315	4					
<b>10-18</b>		<b>3108</b>	<b>2876</b>	<b>36</b>	<b>2599</b>	<b>35   36</b>	<b>2261</b>	<b>35</b>					
<b>1-9</b>		<b>3115</b>	<b>2858</b>	<b>36</b>	<b>2589</b>	<b>36</b>	<b>2314</b>	<b>34   36</b>					
<b>TOTAL</b>		<b>6223</b>	<b>5734</b>	<b>72</b>	<b>5188</b>	<b>71   72</b>	<b>4575</b>	<b>69   71</b>					
Slope GENTS		139	133		126		116						
CR GENTS		73,9	71,8		69,0		65,5						
Slope LADIES			142		136		128						
CR LADIES			77,7		74,2		70,3						

PLAYER Signature \_\_\_\_\_ MARKER Signature \_\_\_\_\_



**TBILISI HILLS GOLF**

1313 Kvemo Teleti | GEORGIA

[golf@tbilisihills.com](mailto:golf@tbilisihills.com)

+995 591 040447

[www.tbilisihills.com](http://www.tbilisihills.com)



TBILISI HILLS



## EXPERIENCE LIVING AT THE BACKYARD OF THE GOLF COURSE

British Embassy



Shavnabada Monastery

Tbilisi Hills Golf Management LLC  
36 Kosta Khetagurovi Street | Tbilisi | GEORGIA  
+995 322 333 888 | sales@tbilisihills.ge  
www.tbilisihills.com







TBILISI HILLS







Tilander  
Golf Design



Golf Department  
+995 591 040 447  
golf@tbilisihills.com

Tbilisi Hills Golf & Residences  
| 1313 Kvemo Teleti | Georgia |  
[www.tbilisihills.com](http://www.tbilisihills.com)

Real Estate  
+995 322 333888  
sales@tbilisihills.com